

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

June 26, 2012

7:00

Present: K. Buckley, R. Savalle, D. Bingham, W. Volberg, V. Smith, G. Fogarty, Alt, H. Green Alt, M. Chinatti, Town Planner/ZEO,

Absent: R. Amato, G. Walter M. Darling, Alt.

Guests See File Copy

CALL TO ORDER: K. Buckley called the meeting to order at 7:03. She introduced the members present.

G. Fogarty was seated for R. Amato.

H. Green was seated for G. Walter

ADDITIONS TO THE AGENDA: M/S/C (Buckley/Bingham) to add LDP 12-06-01, Sunset Meadows, 12 Alexander Lane to New Business. Vote: Approved Unanimously.

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT

S. Buck 167 Norwich Road, Chairman of the Board of Education was concerned the proposed Village Center regulations would impact the school and any future renovations, which would add more regulations and expense. He would like to be informed of the regulations as they proceed.

D. Bourdeau stated that if there are design standards for the area in which the Village District is proposed then it would affect the school. He stated the school is mandated to have certain safety requirements which may not be compatible with the regulations and would add significantly to the cost of any future renovations.

OLD BUSINESS

1. Town Center Draft Regulations

K. Buckley referenced the properties list M. Chinatti had given to members which included acreage for each property. K. Buckley stated the total acreage is 417.47 which is significant.

D. Bingham showed the members a map of the proposed Village District and stated some of the properties were troubling. He pointed out some of the properties on the west side of Hartford Road which go back to the 8 Mile River, a Wild and Scenic Designated area. He would like to have those properties designated as part of a village district only up to the RCOZ of the river. He also pointed out properties on Salem Ridge North and South which are not on Route 85 directly and should be eliminated from the district.

V. Smith noted the “green” building materials which would be encouraged if new construction were to take place in the proposed district. He asked D. Bourdeau if those materials, if required, would be cost prohibitive.

D. Bourdeau replied that they would be.

V. Smith stated that it will always come down to what is best for the environment and he does not want to add more regulations on top of an already thick book of regulations. At this point he would like to not do anything and have no new regulations concerning the Village District.

D. Bingham stated V. Smith has the right to stop discussion of the proposed district regulations with a motion if he does not want to go forward with the process. He stated that people come to the Commission wanting them to help bring business to town and that is what the proposed regulations are designed to do. He stated the design standards are for the people living there now so that no one will come in and put a stucco house or, something that does not fit with the character of the area.

G. Fogarty stated that even though there are over 418 acres in the proposed district she believes there are realistically very few acres that are actually available for the types of buildings/business that the proposal is discussing.

M. Chinatti stated the Commission can achieve the goals they want without stringent regulations.

D. Bourdeau, Fire Marshall stated that he looked at the regulations and it appears that most of the buildings will be two story structures. He informed the members that if the buildings are mixed use they will have to have sprinklers and meet ADA requirements. There needs to be accessibility for fire apparatus and access to the back of the buildings. He stated that it is difficult for small towns like Salem to implement the kinds of regulations that are proposed, due to the lack of public water and sewer.

The Commission took a break from 8:35 to 8:41.

The Commission decided to ask M. Chinatti to modify the proposed regulations so they were less stringent. The high level objectives for modification will be:

- Liberalize use's
- Protect current property owners
- Protect future business
- Protect historic nature of the district
- Create sufficient regulations to accomplish the goals

Also the Commission added items to the comment list for discussion:

- Redefine boundaries recommended by D. Bingham
- Add other possible "green materials" for low impact development techniques
- Reassess what properties realistically are suitable for the district

M. Chinatti will look up any requirements/regulations associated with a National Historic designation.

2. POCD-P&Z Responsibilities, Implementation Procedure

K. Buckley stated in the past the members were asked to decide what they think should be the priorities in the POCD and then they would vote for the order in which the Commission would work on them. K. Buckley suggested they let M. Chinatti come up with the priorities and present to the Commission. The members agreed and M. Chinatti will present her list in the coming months.

G. Fogarty asked about the missing executive summery. The members discussed the issue and decided to contact F. Abetti to write the executive summery.

The issue of printing and binding the POCD document was discussed. The document is in color and would be too expensive to print in the town hall and would only be one sided. An estimate of \$942.42 for printing and binding was received from a local printer. The Commission will discuss at the next month's meeting.

NEW BUSINESS

1. LDP #12-06-01 Sunset Meadows/Slota Novak Sub Division.

The Commission received the application for consideration at the next meeting.

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

M. Chinatti reminded members of the Salem Farmer's Market.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S): N/A

PLUS/DELTAS: None

CORRESPONDENCE: None

ADJOURNMENT:

M/S/C (Savalle/Volberg) to adjourn at 9:05 PM. Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang

Recording Secretary